HAIR & SON

Windsor Road
Westcliff-on-Sea

- SEMI DETACHED HOUSE

- THREE BEDROOMS

- 17'4 KITCHEN

- TWO RECEPTION ROOMS

Guide Price £285,000

Hair & Son offer this semi-detached house situated close to Hamlet Court Road shops and Westcliff train station. With two reception rooms, extended kitchen, two double bedrooms, a single bedroom and three piece bathroom. Some attention is required but would make an ideal first time purchase.

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The property has two reception rooms which includes a lounge with a bay window to the front, a dining room with access to the rear garden, an extended kitchen which measures 17'4 with patio doors to the rear garden.

Upstairs there are two double bedrooms - one to the front and one to the rear. There is also a small single bedroom that would be an ideal nursery or home office to the side of the house.

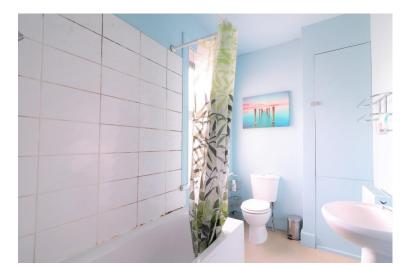The three piece bathroom consists of a bath with shower over, wash hand basin and wc.

Outside the front has slab paving and gate leading to the front door.

The rear garden is of low maintenance and is accessed via the kitchen, dining room and also a convenient side gate to the front.

Some attention is required through but the house would

make an ideal first time or investment purchase. Offered to the market with no onward chain.

HALLWAY

LOUNGE
10' 9" x 10' 9" (3.28m x 3.28m)

DINING ROOM
11' 1" x 8' 8" (3.38m x 2.64m)

KITCHEN
17' 4" x 8' 9" (5.28m x 2.67m)

LANDING

BEDROOM ONE
13' 5" x 11' 1" (4.09m x 3.38m)

BEDROOM TWO
12' 4" x 9' 0" (3.76m x 2.74m)

BEDROOM THREE/OFFICE
8' 8" x 4' 9" (2.64m x 1.45m)

BATHROOM

REAR GARDEN

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.

Ground Floor
Approx. 42.7 sq. metres (460.0 sq. feet)

Kitchen
5.28m x 2.66m
(17'4" x 8'9")

Dining Room
3.37m x 2.64m
(11'1" x 8'8")

Hall

Lounge
3.29m (10'9") max
x 3.27m (10'9")

First Floor
Approx. 37.8 sq. metres (407.3 sq. feet)

Bedroom 2
3.77m x 2.74m
(12'4" x 9')

Bathroom

Bedroom 3
1.33m x 2.64m
(4'4" x 8'8")

Bedroom 1
3.38m x 4.09m
(11'1" x 13'5")

Total area: approx. 80.6 sq. metres (867.4 sq. feet)

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